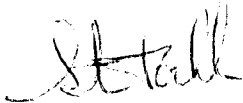


30 June 1999  
G-1241-PMH-066

To: Molly San Che'z D801-0060  
Cc: Colette Temmink 7A-PE  
Re: Buildings 60, 61, 62, 21000 Normandie, Torrance, CA

At the request of Boeing Realty Corporation, Boeing Company Office Safety Health & Environmental Affairs (SHEA) has performed an environmental assessment of the subject property. The results of this assessment are presented in the attached Environmental Assessment Summary Report, which summarizes, to the best of Boeing's knowledge, the current environmental condition of the subject property. Copies of any relevant environmental reports, soils reports, asbestos studies and/or PCB studies used by SHEA in conducting this assessment are not attached, but are available on request.

If you have any questions, please contact Pete Hudelson, at (425) 865-4201.



Steven Tochko  
Company Office SHEA Remediation Manager

**ACKNOWLEDGEMENT OF RECEIPT:**

**BOEING REALTY CORPORATION**

By: Molly San Che'z  
Date: 7-6-99

## Boeing Property Environmental Assessment Summary Report

Property Name: Buildings 60, 61, 62 – 21000 Normandie, Torrance, CA 90502

Date of Assessment: June 30, 1999

### Transaction Type

Property Purchase ☐

Property Sale ☐

Property Lease: New Lease ☐ Lease Renewal ☒ Lease Termination ☐

Lease Start and End Date: 07/01/00 – 06/30/03

### Boeing Details

Responsible Division: A&M  
Boeing Property Manager: John Kapica  
Property Manager Phone Number: (562) 982-8233  
Site Contact Phone Number: same  
Building Number: same  
Transaction Start Date: n/a  
Property Square Footage:  
Intended Use: for housing 20 ton "masters" for C-17 program  
Environmental Questionnaire Submitted: Yes ☒ No ☐

### Property Details

Property Name: Buildings 60, 61, 62  
Address: 21000 Normandie, Torrance, CA 90502  
  
Owner: Pacifica South Bay Fund, LLC  
Owner Address: 330 Washington Blvd., Suite 300, Marina Del Ray, CA 90292  
Phone: (310) 301-4332  
  
Property Manager: Jim Cruise, Pacifica South Bay Fund, LLC  
Address: same  
Phone: same  
  
Building or Property Description: used to house 20 ton "masters" for C-17 program  
  
Other Current Occupants: none  
  
Prior Uses of the Property or Building: unknown

## Summary of Findings

This review is for the purpose of assessing environmental risk, as part of a "due diligence" review to satisfy, in part, the "innocent purchaser" provisions in the Superfund Amendments and Re-Authorization Act of 1986 (42 U.S.C. 9601(35)(A)(i)).

### Discussion:

Boeing (McDonnell Douglas Corporation) has occupied the buildings since approximately the early 1980s, and used them solely as described above. According to John Kapica, Boeing Facilities manager, only minor, incidental chemical use occurs in the buildings, consisting primarily of fiberglass resins and related chemicals.

### Conclusions and Recommendations:

Based on the findings of this assessment and because Boeing has leased this facility since the 1980s for the uses described above, there appear to be no environmental issues at or near the subject property that would pose a risk to Boeing based on our intended use of the space. No additional environmental reviews and/or assessments will be required for this property until the lease is terminated.

Signed: 

Peter M. Hudelson  
SHEA Project Focal

  
\_\_\_\_\_  
Steven Tochko  
Company Office SHEA Remediation Manager

Steven Tochko  
Company Office SHEA Remediation Manager

cc: w/o attachments

## Lease Assessment Request Form

Date: 6/18/99

Division: Boeing Realty Corporation for Aircraft & Missels

To: Steve Tochko MS: 7A-WH

From: Molly San Chéz, MC: D801-0060, Telephone (562) 627-3074, Fax: (562) 627-3109

New: \_\_\_\_\_ Renewal: X Termination: \_\_\_\_\_

Building:

Property Address: 21000 Normandie  
Buildings 60, 61 & 62  
Torrance, CA 90502

Boeing (Intended) Usage: Industrial/manufacturing

Square Footage: 132,734

Site Contact Person (Boeing): John Kapica  
Telephone Number: 562-982-8233

Owners Name and Address (Developer/Landlord/Property Manager)

Owned by : Pacifica South Bay Fund, LLC  
Managed by: Pacifica Capital Group  
330 Washington Boulevard, Suite 300  
Marina Del Rey, CA 90292

Owner rep: Jim Cruise of Pacifica Capital Group  
Tel. No. 310-301-4332, ext. 305

Date To Be Completed: 06/25/99

Period of Lease or Termination Date:

Original Term: 05/01/97 – 06/30/2000

Renewal of term is for: 07/01/2000 – 06/30/2003

Prior Use of Building or Property: \_\_\_\_\_

Signature: Molly San Che'z Date: 06/18/99

Comments:

**Even though, the renewal is not until 07/01/2000, notice has to be received by landlord before June 30, 1999.**